044.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,400 / 797,400
					USE VALUE:	797,400 / 797,400
					ASSESSED:	797,400 / 797,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HAMLET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	APETAUEROVA DIANA/ TRUSTEE
Owner 2:	DIANA APETAUEROVA 2019 TRUST
Owner 3:	
Street 1:	45 HAMLET ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	APETAUEROVA DIANA -
Owner 2:	-
Street 1:	45 HAMLET ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .084 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Wood Shingle Exterior and 2199 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3671.000	368,700	4,600	424,100	797,400
Total Card	0.084	368,700	4,600	424,100	797,400
Total Parcel	0.084	368,700	4,600	424,100	797,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.70 /Parcel: 362.70

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

31021

GIS Ref

GIS Ref

Insp Date

11/27/18

!3738!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	368,700	4600	3,671.	424,100	797,400		Year end	12/23/2021
2021	101	FV	346,500	4600	3,671.	424,100	775,200		Year End Roll	12/10/2020
2020	101	FV	346,500	4600	3,671.	424,100	775,200	775,200	Year End Roll	12/18/2019
2019	101	FV	293,600	4600	3,671.	450,600	748,800	748,800	Year End Roll	1/3/2019
2018	101	FV	293,600	4600	3,671.	328,700	626,900	626,900	Year End Roll	12/20/2017
2017	101	FV	293,600	4600	3,671.	286,300	584,500	584,500	Year End Roll	1/3/2017
2016	101	FV	293,600	4600	3,671.	243,900	542,100	542,100	Year End	1/4/2016
2015	101	FV	260,500	4600	3,671.	238,600	503,700	503,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:31:37

LAST REV

Date	Time
06/07/19	11:34:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3738

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
APETAUEROVA DIA	72611-382	1	5/16/2019	Convenience	1	No	No		
CARROLL WILLIAM	42840-484		4/29/2004		445,000	No	No		
	9370-119		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	31021
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/2007	108	Redo Bas	20,000			G9	GR FY09	finish basement fo

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
1/16/2009	Meas/Inspect	372	PATRIOT
8/31/2004	MLS	MM	Mary M
10/2/2003	Grth 4	BR	B Rossignol
3/7/2000	Mailer Sent		
3/3/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3671		Sq. Ft.	Site		0	80.	1.44	1									424,103						424,100	

Total AC/HA:	0.08427	Total SF/SM:	3671	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	424,103	Spl Credit		Total:	424,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	cream		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31354904
Const Adj.:	1.00177991
Adj $ / SQ:	177.645
Other Features:	79300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452912
Depreciation:	84242
Depreciated Total:	368670

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

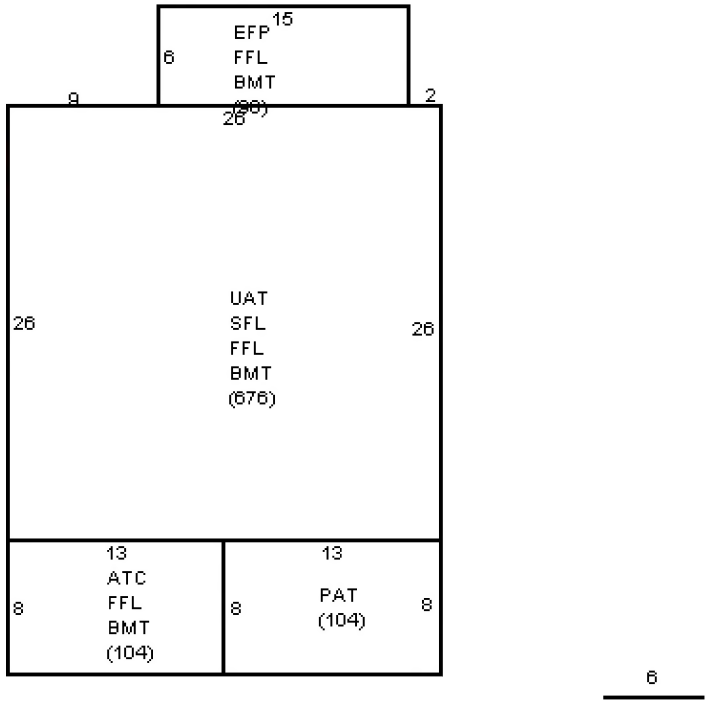
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.64
Special Features:	0	Val/Su Net:	130.98
Final Total:	368700	Val/Su SzAd	233.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	870	85.870	74,706
FFL	First Floor	870	177.640	154,551
SFL	Second Floor	676	177.640	120,088
UAT	Upper Attic	169	71.060	12,009
PAT	Patio	104	5.870	610
EFP	Enclos Porch	90	57.580	5,182
ATC	Attic	36	177.640	6,466
	Net Sketched Area:	2,815	Total:	373,612
Size Ad	1582.4	Gross Area	3390	FinArea 2199

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1930	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600